



**Appleby Street, Cheshunt Waltham Cross EN7 6QX**

**welcome to**

**Appleby Street, Cheshunt Waltham Cross**

William H Brown are delighted to be bringing to the market this absolutely outstanding semi detached five bedroom family home situated on one of the most premium roads in West Cheshunt. An internal viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Porcelain tiles, radiator, storage cupboard.

**Cloakroom**

Wc, wash hand basin, porcelain tiles, double glazed window to front aspect.

**Garden Room**

13' 6" x 8' 8" ( 4.11m x 2.64m )

Bi-fold doors to rear aspect, porcelain tiles, under floor heating, vertical radiator.

**Lounge**

14' 5" x 13' 11" ( 4.39m x 4.24m )

Two double glazed windows to front aspect, media wall, vertical radiator, electric fire, solid wood parquet flooring.

**Snug**

10' 1" x 7' 4" ( 3.07m x 2.24m )

Porcelain floor, vertical radiator.

**Kitchen Diner**

25' 7" x 17' 10" ( 7.80m x 5.44m )

**Kitchen**

Two double glazed windows to rear aspect, a range of wall and base units with complimenting worktops, butlers sink, french doors,space for fridge freezer, two integrated ovens, one with microwave, induction hob, digital extractor fan, porcelain tiles, part tiled walls, integrated dishwasher.

**Dining Room**

Double glazed window to front aspect, feature fireplace, vertical radiator, engineered wood floor.

**Utility Room**

10' 1" x 6' 2" ( 3.07m x 1.88m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, porcelain tiled walls and floor, plumbing for washing machine and tumble dryer, boiler cupboard.

**Landing**

Radiator, storage cupboard.

**Bedroom 1**

13' 9" x 10' 10" ( 4.19m x 3.30m )

Two double glazed window to rear aspect, walk through fitted wardrobes, vertical radiator, loft storage access and digital lighting control.

**En-Suite**

Double glazed window to side aspect, walk in shower cubicle, towel radiator, touch screen mirror, porcelain tiled walls and floor, wc, wash hand basin vanity.

**Bedroom 2**

14' 1" x 11' 3" ( 4.29m x 3.43m )

Double glazed window to front aspect, radiator.

**En-Suite**

Double glazed window to front aspect, walk in shower cubicle, vertical radiator, porcelain tiles, storage unit and wash hand basin vanity.

**Bedroom 3**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to rear aspect, fitted wardrobe, storage cupboard.

**Family Bathroom**

Two double glazed windows to front aspect, heated radiator, tiled enclosed bath, quartz vanity unit, digital mirror, wc, porcelain floor, part porcelain tiled walls with digital lighting controls.

**Bedroom 4**

18' 1" x 7' 5" ( 5.51m x 2.26m )

Two double glazed windows to rear aspect, triple glazed velux window to front aspect, radiator.

**Bedroom 5**

18' 1" x 11' 10" ( 5.51m x 3.61m )

Triple glazed velux window to front aspect, double glazed window to rear aspect, radiator.

**Bathroom 2**

Triple glazed velux window to front aspect, shower

cubicle, vertical radiator, wc, wash hand basin, tiled floor, storage cupboard and access to the loft eaves for storage.

**Exterior**

**Front Garden**

To the front of the property is a well maintained lawn area, complete with recently fitted fences and a path.

**Rear Garden**

To the rear of the property is a garage, patio area, laid lawn, side and rear access, fixed aluminum gazebo



**view this property online** [williamhbrown.co.uk/Property/BRX109701](http://williamhbrown.co.uk/Property/BRX109701)



welcome to

## Appleby Street, Cheshunt Waltham Cross

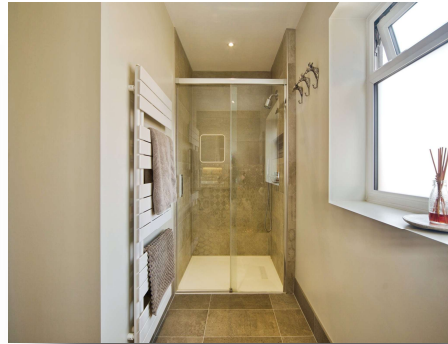
- Five bedrooms
- Semi detached
- Simply stunning throughout
- Two bathrooms, two en-suite bathrooms and a downstairs wc
- Rear garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£780,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX109701](http://williamhbrown.co.uk/Property/BRX109701)



Property Ref:  
BRX109701 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**